



**Vale
of White Horse**

District Council

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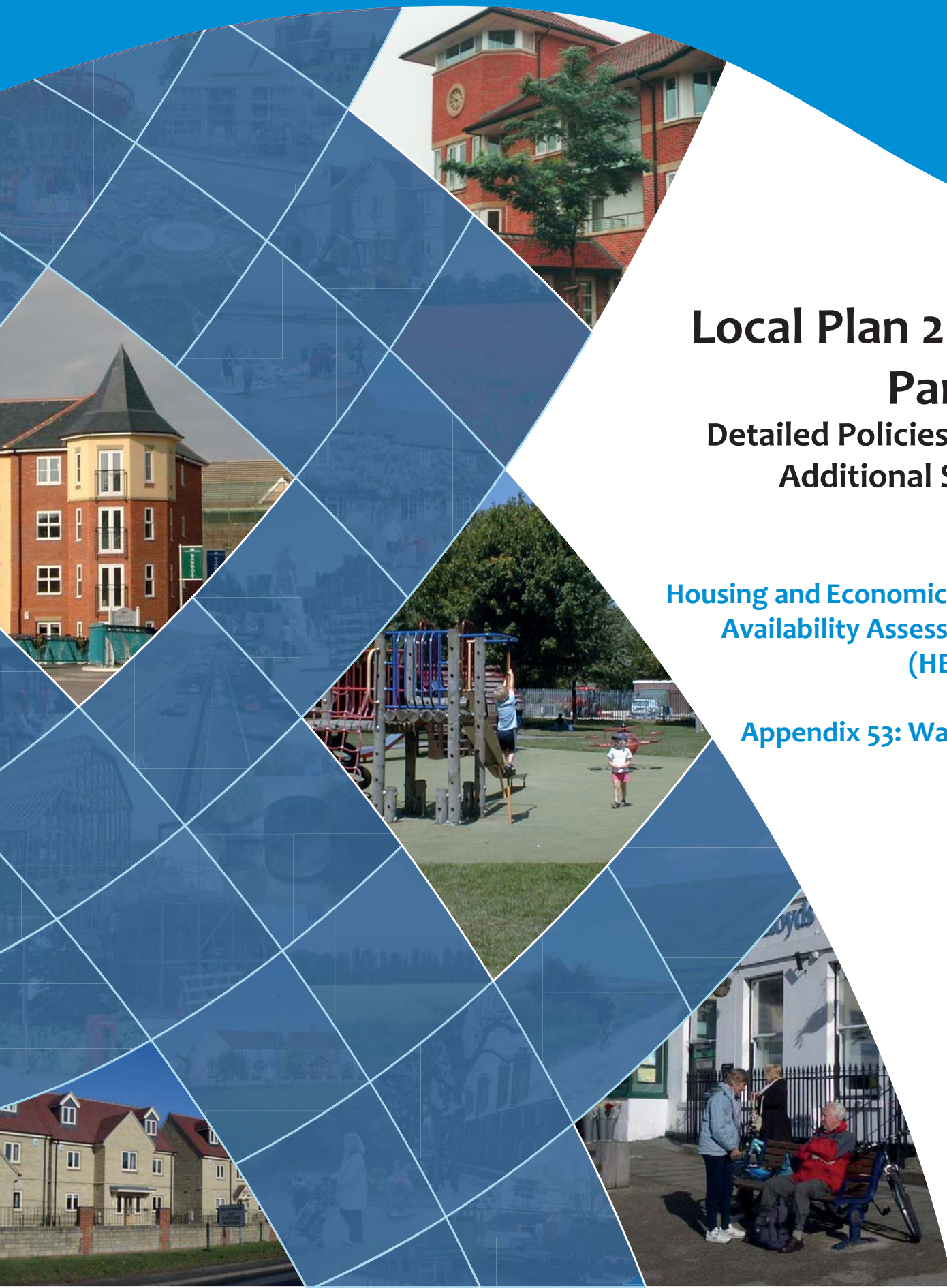
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 53: Wantage



Settlement/Parish	Wantage		
HELAA Reference	WANT01	Submitted Site Reference	Yes / V035
Location/Address	Land west of Grove Road, south of allotments		
Size	1.62ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, allotment and res		
Planning history	P99/V1060/COU		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 41 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT01		

Settlement/Parish	Wantage		
HELAA Reference	WANT02	Submitted Site Reference	Yes / V207
Location/Address	Land at Lark Hill Farm, south of A417		
Size	18.51ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within the AONB		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	Yes - Site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 200 dwellings 6-15 years: 263dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT02		

Settlement/Parish	Wantage		
HELAA Reference	WANT03	Submitted Site Reference	Yes / V207
Location/Address	Land at Lark Hill Farm, east of Lark Hill Lane		
Size	16.33ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within the AONB		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	Yes - Site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 200 dwellings 6-15 years: 208dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT03		

Settlement/Parish	Wantage		
HELAA Reference	WANT04	Submitted Site Reference	Yes / V144
Location/Address	Grazing land, Lark Hill		
Size	0.48ha		
Land uses	Greenfield		
Surrounding land uses	Allotment		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within the AONB		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 12 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT04		

Settlement/Parish	Wantage		
HELAA Reference	WANT05	Submitted Site Reference	Yes / V145
Location/Address	Allotment land, Lark Hill		
Size	1.21ha		
Land uses	Allotment		
Surrounding land uses	Residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within the AONB		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 30 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT05		

Settlement/Parish	Wantage		
HELAA Reference	WANT06	Submitted Site Reference	Yes / V091
Location/Address	Land off Springfield Road		
Size	6.95ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P12/V2316/O,		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within the AONB		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are TPOs on the boundary of the site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 174 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT06		

Settlement/Parish	Wantage		
HELAA Reference	WANT07	Submitted Site Reference	Yes / V044
Location/Address	Land east of B4494		
Size	0.86ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P12/V2316/O, P16/V1557/O		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 22 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT07		

Settlement/Parish	Wantage		
HELAA Reference	WANT08	Submitted Site Reference	No
Location/Address	Land off Chainhill Road		
Size	12.25ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, recreational and residential		
Planning history	P12/V2316/O		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 306dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT08		

Settlement/Parish	Wantage		
HELAA Reference	WANT09	Submitted Site Reference	No
Location/Address	Land south of Portway, adjacent to Ham Mill		
Size	4.46ha		
Land uses	Agricultural		
Surrounding land uses	Recreational, residential and industrial		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.13ha - Negligible area in Flood Zone 2 and/or 3 (1%-10%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 397m from Letcombe Reed Swamp		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within the AONB		
Other Wildlife Designations	Possible presence of European Water Vole		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are TPOs on the boundary of the site		
Conservation Area	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	N/A		
Gas Pipeline Consultation Area	No		
Access	It is unclear if safe site access can be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 108dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT09		

Settlement/Parish	Wantage		
HELAA Reference	WANT10	Submitted Site Reference	No
Location/Address	Land at The Ham, south of the B4507		
Size	4.10ha		
Land uses	Agricultural		
Surrounding land uses	Residential, agricultural		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 389m from Letcombe Reed Swamp		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within the AONB		
Other Wildlife Designations	Possible presence of European Water Vole		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 102dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT10		

Settlement/Parish	Wantage		
HELAA Reference	WANT11	Submitted Site Reference	Yes / V146
Location/Address	Land to the rear of Waitrose supermarket		
Size	0.13ha		
Land uses	Car park		
Surrounding land uses	Town centre		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is adjacent to the Wantage Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	N/A		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 5 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WANT11		

